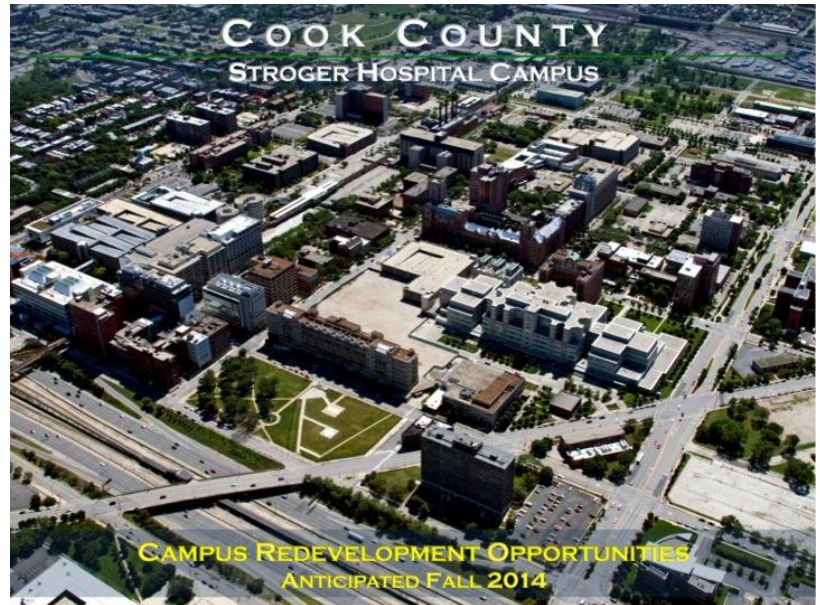


Development Planning Process

Cook County Stroger Campus Development Framework Refinement, Concurrence and Advancement Phase

- Conducted 6 Strategic planning work sessions with internal Cook County leadership and CCHHS/Stroger executives for input, direction and coordination with Cook County health care vision. CCHHS Board members were also briefed at the beginning of the project and in June.
- Received CCHHS input, insights and concurrence on planning vision framework and key core initiatives.
- Received CCHHS input and concurrence on key assumptions and directions (medical program uses, office space, functional relationships, adjacencies, future expansion and flexibility).
- Prepared preliminary market assessment of opportunities.
- Prepared preliminary costing (site issues, demo, rehabilitation and new construction cost, etc)
- Brief Cook County leadership and Commissioners and elicit input on program uses and directions.
- Assessed Preliminary zoning/PD enhancements/modifications assessment.
- Refined and enhanced alternatives and conceptual directions.
- Where possible, initiated key Stroger Campus priority initiatives feasibility and program development.
- Preliminary approach for RFP #1 and #2 frameworks



Stakeholder Process

- In the process of conducting meetings with key stakeholders (UIC, Rush, VA, Malcolm X, United Center, Crane High School, CTA, IDOT, CDOT, City of Chicago and others related to Cook County Hospital Campus and adjacent IMD property development and area enhancements) to explore range of opportunities, unmet needs and understand ongoing and future development plans (e.g. CTA Blue Line station renovation, IDOT I-290 overpass rebuilding)
- Identified potential uses in the redevelopment (e.g. elderly housing, student dorms, medical offices, medical labs, community services, building program elements, etc.)
- Exploration of potential area-wide infrastructure, streetscape, landscape and signage/brand enhancements
- Preliminary area community leadership dialogue

IMD Coordination and Collaboration

- Collaboration and input with IMDC on IDOT & CTA enhancement potential for Blue Line station and overpass
- Coordination and collaboration with IMDC on zoning vacations and dedications
- Collaboration on stakeholder outreach and dialogue

Development Information

Cook County and the strategic program/development management team are planning two separate and different RFP processes. The first is a PPP or P3 partner process with the County to solicit and select a master developer for the Core Medical needs at Stroger Campus, and the other is an at-risk, developer funded process to solicit and select a master developer for the redevelopment of the underutilized real estate on Stroger Campus including the old Cook County hospital structure.

Cook County has engaged The Chicago Consultants Studio, Inc. (CCS) as its Strategic Program/Development Manager to manage and coordinating the RFP and redevelopment process on behalf of the Cook County's Office of Policy & Planning. A developer notice will be announced prior to the issuance of the first RFP for core medical needs in order to build community awareness and present a venue for voicing suggestions and concerns. Interested developers, investors, and development teams are encouraged to email cc.strogerredev@cookcountyil.gov for more information or to schedule a briefing.



Charrette

In order to help inform the market rate mixed use RFP and public awareness of the project, Cook County and the strategic program/development management team will host a charrette in mid-September 2014 to discuss redevelopment potential of the old Cook County ('CC') Hospital. There is inherent "value" to unlock through the redevelopment of the old CC hospital structure when considered within a strategic development context and adjacent real estate opportunities. If a use or viable concept can be articulated that leverages this value rather than compromises the campus redevelopment, then this is the County's preference. That "value" may be realized through an adaptive reuse of the building, utilization of a portion of the building, leveraging just the character of the façade with new construction behind, or a variety of other scenarios.

The charrette will help build awareness of the redevelopment process already underway while garnering interest in programmatic and/or design ideas for the CC hospital structure. The discussion will vet a range of ideas and options for potential inclusion in the RFP. This will help challenge the interested development teams to produce creative RFP proposals that leverage the inherent value of the CC hospital structure and the land. While specific design, reuse, development and program ideas may come forth in the charrette, it is not intended to be a selection process for the development nor a decision-making process for the redevelopment.

Who is invited?

The charrette will engage civic agencies/organizations and the community who have had or likely will have an interest in the outcome of old CC hospital. They will be asked to offer creative and practical solutions that illustrate their interests or focus, and not merely provide reactionary or critical statements. The charrette will also engage the broader community, allowing them to voice concerns, participate in the process and offer input into program use and parameters for consideration in the RFP. To achieve the highest level of design and program insight, the charrette will challenge key invited civic organizations to field an "all-star" team from its Boards, membership and supporters. The invited participants will establish a baseline of ideas, and will be supplemented by an "open-forum" invitation to anyone to also participate (community groups, neighborhood organizations, individuals, etc.). Each invited participant will be asked to assemble a charrette team which can best and most creatively translate the group's position and objectives into redevelopment ideas and concepts – from a planning/design perspective, from a civic/public/community need programmatic perspective, and from a development programmatic/market viability perspective. Interested parties should email cc.strogerredev@cookcountyil.gov to register for the charrette.

Will participation prohibit me from bidding on the development RFP?

No, participation in the charrette will not prohibit parties from bidding on the development RFP as long as attendees do not participate in the judging process.

Is there an award or stipend provided? No stipend or other incentive will be granted for idea proposal.